



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144553	Application No.:	77000340500
Customer Name:	Shubham Balkrishna Dharerao	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shubham Balkrishna Dharerao	Mobile :	9665193004 9518751112

PROPERTY ADDRESS

Property Address:	Flat No 1001,10th Floor, Tower No J , Sector R16,Avenue 16th Life Republic Sno 91/1 P, 91/2,,91/3, 91/4 P, 91/5, 91/6, 91/7 P And Other ,Mauje Marunji Tal Mulshi Dist Pune	Location:	Wakad Hinjewadi Tathawade Punawale
Legal Address:	Flat No 1001,10th Floor, Tower No J , Sector R16 Avenue 16th Life Republic, Sno 91/1 P, 91/2, 91/3, 91/4 P, 91/5, 91/6, 91/7 P, 91/8, 91/9 And Others Mauje Jambe ,Nere And Marunji Tal Mulshi Dist Pune	City:	Pune Pin Code 411057
		State:	Maharashtra Country India
		Nearby Landmark:	Life Republic Project
		Collateral ID:	I26PUN057-079888

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	22	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
10 Th Floor	3	1	2	2 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Looby	Open To Sky	Flat No 1002
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 22 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	738	0	0
Super Built Up/Sellable Area	996	8700	8665200
Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	9165200
% Recommended	100	Realizable Value:	9165000
Realizable Value In Words : Rupees Ninety-One Lakh Sixty-Five Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	22-Aug-2026
Violations observed (if any):			

Remarks:	null 1) this is resale case 2) subjected property is 2 bhk residential flat on 10 th floor comprising of parking plus 22 upper floor residential building 3) area consider as per draft of deed of assignment 4) draft of deed of assignment made between mr. sampath kumar and mr. shubham balkrishna dharerao, mrs. apurva nandkumar bakshi 4) occupapncy certificate issued by pmrda having reff no bmu/m jabe/s no 91/1p and sector r16/c no 1010/22-23 /1062 dt 01/07/2026 5) flat no and building board observed on site 6)18.62709362,73.7241593 7) previous sale deed made between the kolte patil intigrated township ltd and mr. sampath kumar having reff no 1214/2024 dt 15/01/2024
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OMNI DOCS FILES			
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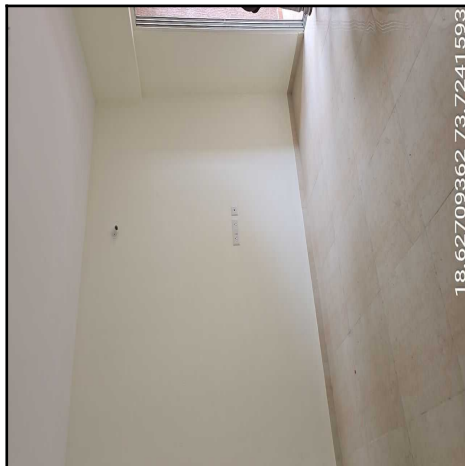
Entered By:	Propedge Valuations Priva	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



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Latitude: 18.627116944444445

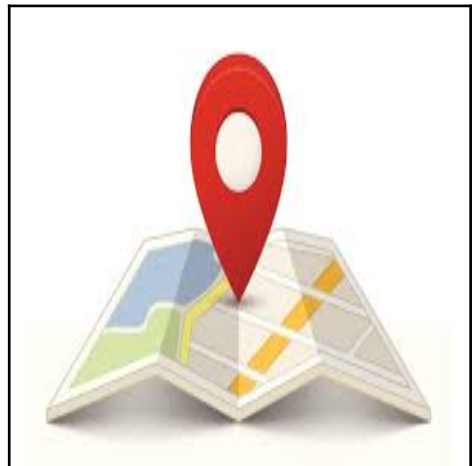
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Longitude: 73.72406972222223

Latitude: 18.627116944444445

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DECLARATION

I/We hereby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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